

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐  
no ☐

Property Name: Kingstown Tavern Inventory Number: QA-177  
Address: Southwest side of Route 213 City: Kingstown Zip Code: 21661  
County: Queen Anne USGS Topographic Map: Chestertown  
Owner: Franklin and Suzanne Hogans Is the property being evaluated a district? ☐ yes  
Tax Parcel Number: 20 Tax Map Number: 9 Tax Account ID Number: 007843  
Project: Chestertown DBM Emergency Services Tower Agency: DBM  
Site visit by MHT Staff: ☐ no ☐ yes Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Is the property located within a historic district? ☐ yes ☒ no

*If the property is within a district*

District Inventory Number: \_\_\_\_\_

NR-listed district ☐ yes Eligible district ☐ yes District Name: \_\_\_\_\_

Preparer's Recommendation: Contributing resource ☐ yes ☐ no Non-contributing but eligible in another context ☐

*If the property is not within a district (or the property is a district)*

Preparer's Recommendation: Eligible ☒ yes ☐ no

Criteria: ☒ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Documentation on the property/district is presented in: MIHP Form

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The Kingstown Tavern is situated on the southeastern bank of the Chester River, adjacent to the Route 213 drawbridge in Kingstown, MD in Queen Anne's County connecting to Chestertown, MD in Kent County.

The tavern is a massive, eight-bay, blue-painted brick structure that has undergone a series of renovations, additions and uses since its construction during the second quarter of the 18<sup>th</sup> century. The 2 ½ story, one-room deep structure was constructed during two different periods. The original west section is five bays wide, 3 stories tall, has a centrally placed door and chimneys at either end. The similar addition is two bays wide, 3 stories tall with a chimney on the east end. The brick is laid in a five-course common bond arrangement. The existing standing-seam metal mansard roof over the entire building replaced the once steeply pitched gable roof. A total of five dormer windows, three on the original structure and two on the addition, extend from the roof on the façade. The fenestration on the second story consists of seven modern one-over-one sash windows flanked with shutters. The front door on the original structure is positioned in what was once the center of the structure with two windows on either side, creating a symmetrical arrangement. The two windows east of this door are six over six and while the

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended ☐ Eligibility not recommended ☒

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Comments: Lacks integrity to reflect historical associations.

Andrew Lewis  
Reviewer, Office of Preservation Services  
[Signature]  
Reviewer, NR Program

11/09/04  
Date

11/30/04  
Date

Date

200402572

**MARYLAND HISTORICAL TRUST  
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 1

QA-177

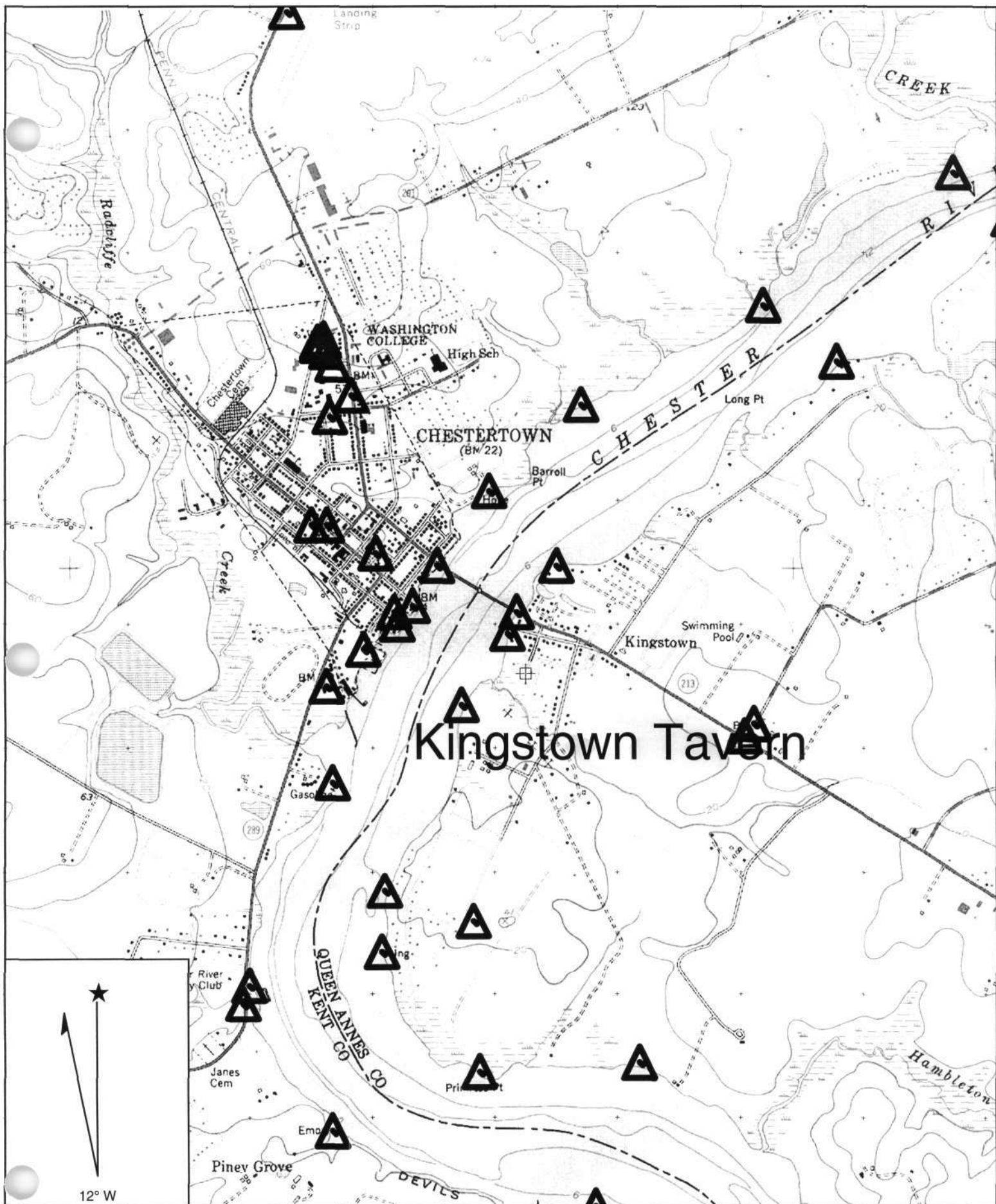
others are modern one-over-one sash windows. The front door on the addition is positioned with one six-over-six window to the east of the door. Both doors are sheltered with front-gabled wood awnings.

A small, one-story lean-to portion was added to the original, west end structure. This addition has a similar door and awning as the main front doors. One-over-one windows flank the internal chimneys on both stories above the lean-to addition. Fish-scale wood shingles are evident on the third story roof on the west side. A two-story frame addition also extends from the east side of the structure. This portion houses a convenience store. A one-story addition with a deck extends from the back, or north side of the east addition to the original structure.

This former tavern is currently used as an apartment building. The property is shared with the adjoining convenience store and boat marina. The structure is located on a prominent location adjacent to the drawbridge and is one of the first structures evident as one enters Kingstown from Chestertown. The tavern is also visible across the Chester River from the Chestertown Historic District. The tavern is also one of the oldest, if not the oldest, surviving structures in Kingstown. Though it has undergone changes, the setting remains similar and the structure provides a significant landmark for Kingstown and serves as a historical reminder of the establishment of this small Queen Anne's county town. The structure is not necessarily architecturally significant, from the exterior, however, it is important to the local history of Queen Anne's County and Kingstown as one of the first "ordinarys" or tavern associated with the ferry boats on the Chester River. The tavern is considered eligible for the NRHP under Criteria A as associated with the establishment of Kingstown and as an example of one of the last remaining structures from the settlement of the town.

Prepared by: Kathryn St. Clair

Date Prepared: July 19, 2004



Name: CHESTERTOWN  
 Date: 7/29/2004  
 Scale: 1 inch equals 2000 feet

Location: 039° 12' 23.83" N 076° 03' 30.19" W  
 Caption: MIHP#: QA-177  
 Kingstown Tavern  
 Queen Annes County



QA-177

Kingstown Tavern

Queen Anne's Co., MD

Kathryn St. Clair, 106/04

NEG MD SHPO

View of the facade of the tavern looking  
North.

Photo 1/4



QA-177

Kingstown Tavern

Queen Anne's Co., MD

Kathryn St. Clair, 06/04

NEG: MD SHPO

View of the facade looking northeast.

Photo 2/4





QA-177

Kingstown Tavern

Queen Anne's Co., MD

Kathryn St. Clair; 06/04

NEG: MD SHPO

View of the west end of the tavern.

Photo 3/4



QA-177

Kingstown Tavern

Queen Anne's Co., MD

NEG: MD SHPO

Kathryn St. Clair, 06/04

View of the back, or north side, of the tavern.

Photo 4/4

QA-177  
Kings Town Tavern  
Kings Town  
Private

circa 1820's

The Kings Town Tavern is the earliest surviving building in this small Chester River town. It dates to the second quarter of the 19th century, with one early addition, but has undergone numerous renovations and additions since, including a mansard roof added in the late 19th century. Surprisingly, much of the early interior trim has survived, including an unusual closed-string stair and a large, late-Federal mantel.

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

Kingstown Tavern, Riverside Hotel

AND/OR COMMON

**2 LOCATION**

STREET &amp; NUMBER

Southwest side of Route 213 (Chesapeake Bay Chv. 2 of 100 ft. road)

CITY, TOWN

Kingstown

VICINITY OF

CONGRESSIONAL DISTRICT

1st

STATE

Maryland

COUNTY

Queen Anne's

**3 CLASSIFICATION**

## CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

## OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

## PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

## STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

## ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

## PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER**4 OWNER OF PROPERTY**

NAME

Frank T. Hogans

Telephone #:

STREET &amp; NUMBER

CITY, TOWN

Rock Hall

VICINITY OF

STATE, zip code

Maryland 21661

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Queen Anne's County Courthouse

Liber #: MWM 149

Folio #: 500

STREET &amp; NUMBER

Courthouse Square

CITY, TOWN

Centreville

STATE

Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

**7 DESCRIPTION**

QA-177

**CONDITION**

☐ EXCELLENT  
☐ GOOD  
☒ FAIR

☐ DETERIORATED  
☐ RUINS  
☐ UNEXPOSED

**CHECK ONE**

☐ UNALTERED  
☒ ALTERED

**CHECK ONE**

☒ ORIGINAL SITE  
☐ MOVED      DATE \_\_\_\_\_

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Kingstown Tavern is located on the southeast bank of the Chester River across from Chester Town. It stands on a triangular piece of land formed by the river, the old Chestertown Road to the south and Route 213 on the east and north.

This large brick building was constructed in two stages, both in the second quarter of the 19th century. Major alterations were made in the post-Civil War period, and further renovations and additions have occurred in the 20th century.

The original building was five bays wide, 2 1/2 stories high and one room deep, with single flush chimneys at each end of a steeply pitched gable roof.

The two facades were nearly identical, with centrally located doors flanked by two 6/6 windows on the first floor and five 6/6 windows on the second floor. The center second floor window was evidently enlarged to serve as a door to a later two story porch, but the porch has been removed and the door changed back to a window. Most of the windows

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Kingstown Tavern is the earliest surviving building in this small Chester River town. It dates to the second quarter of the 19th century, with one early addition, but has undergone numerous renovations and additions since, including a mansard roof added in the late 19th century. Surprisingly, much of the early interior trim has survived, including an unusual closed-string stair and a large, late-Federal mantel.

The lot on which the building stands can be traced back in its present form to 1820, when William Primrose bought several lots from Ezekiel Forman, paying \$150 for one lot and \$50 each for at least two other lots.<sup>(1)</sup> Forman had inherited the land through the will of Thomas Marsh, who died in 1782 and left "all my houses and lots in Kings Town" to his daughter, Ann Forman. He specified that following her death the land

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Orlando Ridout V, Historic Sites Surveyor

ORGANIZATION

Queen Anne's County Historical Society

DATE

9/18/80

STREET &amp; NUMBER

TELEPHONE

CITY OR TOWN

Centreville

STATE

Maryland

Field Notebook QA-X; Recorded July 10, 1979.

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438



## CONTINUATION SHEET

## 7.1 DESCRIPTION

have been changed to 1/1 sash. The brickwork is laid in five-course and common bond with a three-course corbeled cornice and a rough granite foundation. The northeast gable is completely covered by the early brick addition; the first floor of the southwest gable is covered by a 20th century wing. A door to the left of the chimney on this gable now opens into the wing. Two 1/1 windows flank the chimney on the second floor.

The interior of the original house has been altered considerably, but much of the original trim has survived. The floor plan is a center passage flanked by a single room on each side. The stair rises against the southwest wall of the hall to a landing on the river facade, then turns to rise to the second floor. It is a closed string stair with turned newels, plain rail and square balusters. The carriage piece is heavily molded, dominated by a steep Greek ogee and astragal. A simple panel mold occurs on the paneling below the soffit. The front door and the interior doors have paneled soffits and jambs and Greek Revival architraves with bullseye corner blocks. The windows have splayed jambs and Greek Revival architraves; the baseboard is rabbeted.

## CONTINUATION SHEET

## 7.2 DESCRIPTION

One original mantel survives in the first floor northeast parlor. It is a large, late Federal surround with reeded Greek pilasters, paneled side blocks and reeded center block below a complex molded shelf that breaks forward above all three blocks.

The original building probably dates to the late 1820's or 1830's. Later in the second quarter of the 19th century it was expanded to the northeast, allowing one additional room on each floor. The seam between the two buildings is keyed together in a staggered joint but is nonetheless visible on close examination. The first floor of this section is covered on the river facade and the northeast gable by 20th century additions. On the river facade, a door in the southwest bay opens on to a 2nd floor porch, with a single 1/1 window to the left. On the land facade, there is a door in the center with a single 6/6 window to the right on the first floor and two 1/1 windows on the second floor. The northeast gable is covered with modern siding above the modern one story addition.

Later in the 19th century the original pitched gable roof was removed and an awkward, steeply pitched mansard roof was added, allowing more room on the third floor. The interior of the third floor has been

CONTINUATION SHEET

7.3 DESCRIPTION

totally renovated in recent years, obliterating any remaining evidence of the original roof.

## CONTINUATION SHEET

## 8.1 STATEMENT OF SIGNIFICANCE

should go to his grandson, Joseph Forman, and if default then to his grandson Thomas Marsh Forman or by another default to his grandson William Forman.<sup>(2)</sup>

It is unclear which member of the Forman family survived to inherit the land, but Ezekiel Forman notes in the 1820 deed that he inherited the land from Thomas Marsh.<sup>(3)</sup>

Marsh is recorded in the deed books as the purchaser of three lots in Kingstown between 1744 and 1750, all facing the Chester River. It seems certain that these three lots formed the core of the land later sold by Forman, but it is curious that <sup>the</sup> irregular shaped lots sold in 1820 bear no resemblance to the original square town lots purchased by Marsh. Of the three lots bought by Marsh, two (lots 4 and 5) were purchased from John Dempster in 1744 for 1400 pounds of tobacco.<sup>(4)</sup> The third (lot No.3), including "all that messuage, tenement, houses and Lott" was purchased in February 1750 from Peter Maxwell, Joyner, for £75.<sup>(5)</sup>

William Primrose made the final payment of \$77 to Forman in May of 1822<sup>(6)</sup>, and sometime in the following decade is believed to have constructed the large brick building known as the Tavern. Frederick Emory, in

## CONTINUATION SHEET

## 8.2 STATEMENT OF SIGNIFICANCE

his history of the county, notes that

....As late as 1835 the County Court of Queen Anne's granted a license to William Primrose to keep an "ordinary" at Kingston or Kingstown, where Anne Quimby had a ferry in 1815.... (7)

The property remained in the Primrose family until 1885, when Thomas Q. Primrose mortgaged the property to Elizabeth Curry of Baltimore. (8) In 1896 the property was conveyed to Margaret P. Wright (9) and in 1906 was sold to Thomas Skipper. (10) In his will, probated in August 1914, Thomas Skipper devised the "Riverside Hotel" property to his wife Sarah. (11) The property remained in the possession of Thomas Skipper's descendants until 1943, when it was sold to George E. Kellas and his wife Catherine. (12) In 1967 George Kellas transferred ownership to Kellas Incorporated. (13)

Footnotes

(1) Plat and Indenture of "Kingstown Lots",  
Hall of Records.

(2) Wills, Liber TW 1, folio 102. Last Will and  
Testament of Thomas Marsh, executed February 3, 1776.  
Probated February 7, 1782.

(3) See footnote 1, above.

(4) Deeds, Liber RT #c, folio 50. March 29, 1744.

(5) Deeds, Liber RT #C, folio 490. February 7, 1750.

(6) See footnote 1, above.

(7) Emory, p. 57.

(8) Deeds, Liber SCD 6, folio 348. August 1, 1885.  
For Primrose family transactions, see SED 2, folio 412  
(July 27, 1863), and the will of Thomas Primrose, Wills  
Liber STH 1, folio 77.

(9) Deeds, Liber WHC 5, folio 93. August 26, 1896.

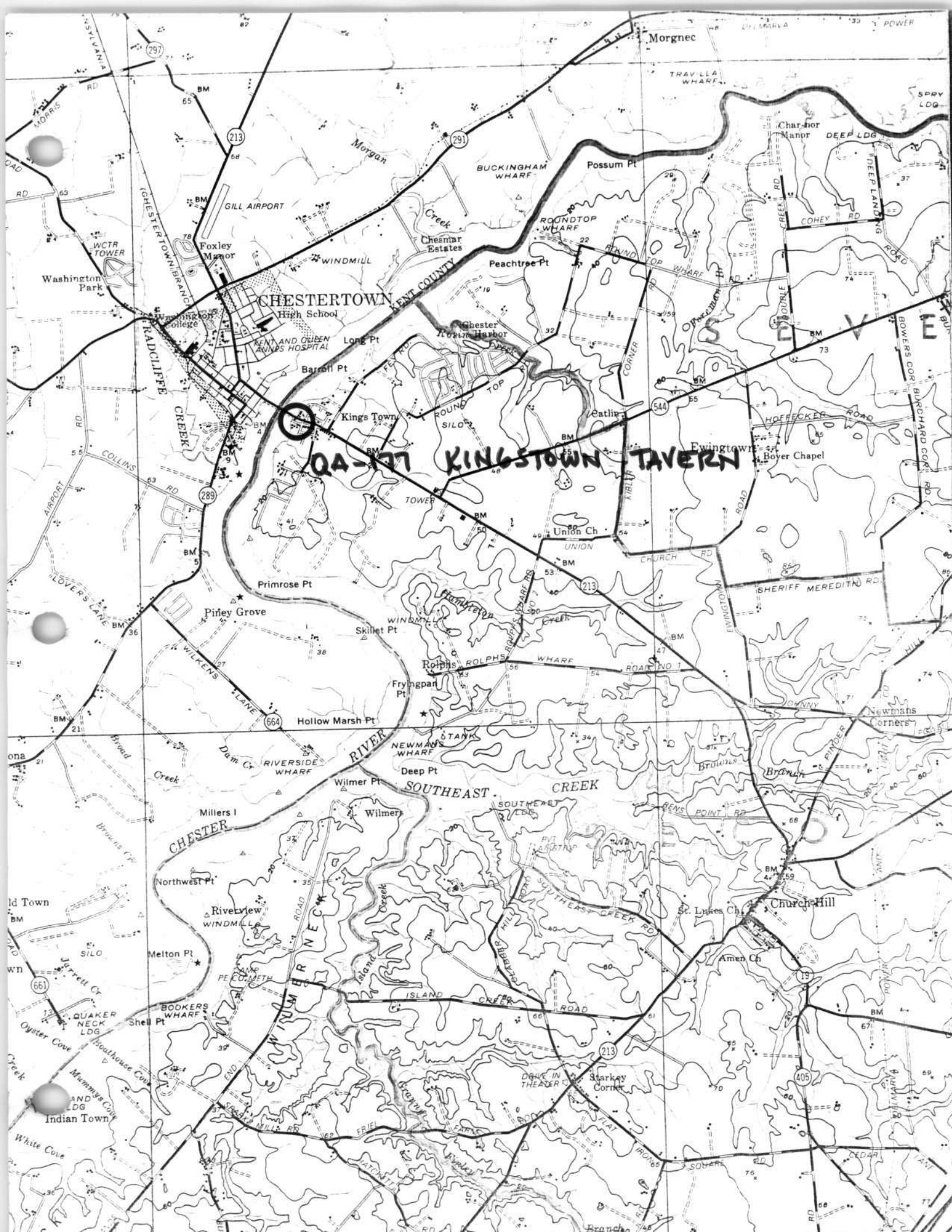
(10) Deeds, Liber SS 1, folio 226. April 11, 1906.

(11) Wills, Liber RWT 2, folio 365. Also see Deeds  
Liber WFW 6, folio 501 (September 5, 1914); WFW 8,  
folio 161 (January 26, 1915): and plat in WFW 2, folio 36.

(12) Deeds, Liber ASG Jr. 7, folio 195. January 18, 1943.

(13) Deeds, Liber CWC 28, folio 169. April 27, 1967.





QA-177  
Kingstown  
Tavern

Mary McCarthy  
Spring/Summer 2003  
Digital color photo on file at MHT







QA-177

Kings Town Tavern  
Kings Town, Maryland  
Orlando Ridout V 1980  
River facade

Kings Town Tavern  
Orlando Ridout V  
water facade

circa 1820's w/ northeast  
section added c. 1830's  
interior roof c. 1870-1900



QA-177

Kings Town Tavern  
Kings Town, Maryland  
Orlando Ridout V 1980  
Front Facade

Kings Town Tavern  
Orlando Ridout V  
Front Facade

main bldg c. 1820's (five bays  
to left). enlarged to jump to right  
~~west~~ c. 1830's.  
newest wing c. 1870-1900.

43/4

3 3/4 - 5 3/16

156k